

TABLE 37.100
TABLE OF OFF-STREET PARKING REQUIREMENTS
(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit (not in tandem configuration) to be within a fully enclosed garage.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration). 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration). 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration). 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit + 1 guest parking stall per 3 dwelling units. 1 stall per unit to be within a fully enclosed garage or parking structure.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking stall per 3 dwelling units. 1 stall per unit must be within an enclosed garage or parking structure.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.
Condominiums (see Sec. 12.130 B)	a) 2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure; OR b) 1-car garage and single 20' driveway + visitor parking at 0.75 stalls per unit
Manufactured Home	2 stalls per dwelling unit (not in tandem configuration)
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours
Assisted Living Facility	1 stall for each 2.25 patient beds
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours

USE	PARKING SPACES REQUIRED
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area
Civic/Public Buildings/Public Facilities	As approved by the Planning Commission
Elementary Schools	2 ½ stalls per Classroom
Junior High Schools	3 stalls per Classroom
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks and Playgrounds	As approved by the Planning Commission
Open Space, Trails and Greenways	As approved by the Planning Commission
NON RESIDENTIAL/OTHER USES	
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls
Automobile Service and Repair	4 stalls per service bay
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area
Day-care (in home)	2 stalls
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours

USE	PARKING SPACES REQUIRED
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors
Medical Clinics	1 space for each 250 square feet of gross floor area
Museums, Civic Uses	As approved by the Planning Commission
Night Club	1 stall for each 300 square feet of gross floor area
Personal Services	1 stall for each 300 square feet of gross floor area
Plant Nursery with Outdoor Display	10 stalls per acre
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces)
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas)
Retail Stores	1 stall for each 300 square feet of gross floor area
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.